

WARRANTY DEED

THIS DEED, dated _____, 20_____, between the **TOWN OF VAIL, a Colorado home rule municipal corporation**, grantor, and the **DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO**, whose legal address is 2829 W. Howard Place, Denver, CO 80204 of the City and County of Denver and State of Colorado, grantee:



WITNESS, that the grantor, for and in consideration of the sum of **Ten and 00/100 Dollars (\$10.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Eagle and State of Colorado, described as follows:

See attached Exhibit "A" dated February 19, 2021 for the Town of Vail South Frontage Road Improvement Project Parcel Number RW-8

Being a portion of Eagle County Assessor Parcel Number 2101-064-00-004.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee and grantee's successors and assigns forever. The grantor, for itself and for its successors and assigns, does covenant, grant, bargain, and agree to and with the grantee and grantee's successors and assigns, that at the time of the ensailing and delivery of these presents, grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except:

Excepting from the subject property described herein as Exhibit "A", the mineral estate and including all coal, oil, gas and other hydrocarbons, and all clay and other valuable mineral in and under said subject property. The grantor hereby covenants and agrees that the grantee shall forever have the right to take and use, without payment of further compensation to the grantor, any and all sand, gravel, earth, rock, and other road building materials found in or upon said subject property and belonging to the grantor.

The grantor further covenants and agrees that no exploration for, or development of any of the products, as described above, and owned by the grantor heretofore or hereafter the date set forth above and hereby excepted will ever be conducted on or from the surface of the premises described as Exhibit "A", and that in the event any of such operations may hereafter be carried on beneath the surface of said premises, the grantor shall perform no act which may impair the subsurface or lateral support of said premises. These covenants and agreements hereunder, shall inure to and be binding upon the grantor and its heirs, personal and legal representatives, successors and assigns forever.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee and grantee's successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

ATTEST:

TOWN OF VAIL, a Colorado home rule Municipal corporation

By: _____
Name & Title

By: _____
Name & Title

STATE OF COLORADO)
) ss
County of Eagle)

The foregoing instrument was acknowledged before me this _____ of _____, 20_____, by _____ as _____ and attested to by _____ as _____ of the Town of Vail, a Colorado home rule municipal corporation.

Witness my hand and official seal.
My commission expires:

Notary Public

EXHIBIT "A"

**PROJECT NUMBER:
TO BE ACQUIRED: RW-8
PROJECT CODE:
SOUTH FRONTAGE ROAD WIDENING AND ROUNDABOUT PROJECT
DATE: FEBRUARY 19, 2021**

DESCRIPTION OF PARCEL NO. RW-8

A parcel of land for roadway, utility and all other public purposes, No. RW-8 of the Colorado Department of Transportation, Project No. containing 643 sq. ft. (0.015 acres), more or less, situated within that parcel described in that Special Warranty Deed recorded as Reception Number 201214771 of the Eagle County records (hereinafter referred to as "Town of Vail Property", said parcel also being in the S1/2SE1/4, of Section 6, Township 5 South, Range 80 West, of the Sixth Principal Meridian, in the County of Eagle, State of Colorado, being more particularly described as follows:

Commencing at the Southeast Corner of said Section 6 (a found 3.25" aluminum cap in monument box with illegible markings), thence N 64°47'36" W, a distance of 1010.38 feet to the southwest corner of said Town of Vail Property, the TRUE POINT OF BEGINNING;

1. Thence N 26°30'16" E along the west line of said Town of Vail Property, a distance of 35.46 feet;
2. Thence 39.88 feet along a non-tangent curve to the right, having a radius of 82.50 feet, a central angle of 27°41'47", the chord of which bears S 08°26'09" E a distance of 39.49 feet;
3. Thence S 05°24'45" W, a distance of 16.04 feet to a point on the south line of said Town of Vail Property;
4. Thence N 40°47'37" W along the south line of said Town of Vail Property, a distance of 30.77 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 643 sq. ft. (0.015 acres), more or less.

BASIS OF BEARINGS: All bearings are based on the line connecting "WOODMAN" to "SPRADDLE" being a GRID bearing of N 72°26'53" E, as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said Grid bearing is NAD 83 (2011) Colorado State Plane - Central Zone 502. "WOODMAN" (PID AB2085) is a National Geodetic Survey (NGS) first order horizontal mark monumented with a 3.5" diameter brass cap set flush in a boulder, cap stamped in part "WOODMAN 1994". "SPRADDLE" (PID AB2083) is a National Geodetic Survey (NGS) first order horizontal mark monumented with a 3.5" diameter brass cap set flush in a boulder, cap stamped in part "SPRADDLE 1994".

For and on Behalf of SGM, Inc.
118 W. Sixth St., Suite 200
Glenwood Springs, Co 81601
Timothy A. Barnett, PLS 38404

